MINUTES

(Audio Recording Available)

BOARD OF BUILDING STANDARDS/ ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD

MEETING of OCTOBER 11, 2012

5:30 PM - LAKEWOOD CITY HALL AUDITORIUM

A.	The Chairman called the meeting to order at 5:30 P.M.
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MEMBERS PRESENT:

OTHERS PRESENT:

Michael Fleenor

Bryce Sylvester, Secretary, Project Specialist II

Michael Molinski, Chair

Bob Apanasewicz, Asst. Bldg. Comm., Commercial

Carl Orban, Vice-Chair

Jeff Fillar, Asst. Bldg. Comm., Residential

Cynthia Stockman John Waddell

Approve the minutes of the September 13, 2012, 2102 meeting 2,

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to APPROVE the minutes of September 13, 2012. All of the members voting yea, the motion passed.

3. Opening remarks.

Mr. Molinski waived the reading of the Opening Remarks.

SUMMARY APPROVED SIGN REVIEW

Docket 09-95-12 8.

13702 Detroit Avenue

West Shore Church

() Approve

Rev. Craig Butler

() Deny

West Shore Church

13702 Detroit Avenue () Defer Lakewood, Ohio 44107

The applicant requests the review and approval for vinyl signs in the windows. This item was deferred from the meeting of September 13, 2012. (Page 9)

BOARD OF BUILDING STANDARDS

Docket 10-104-12 - B 13.

 \mathbf{c} 18524 Detroit Avenue

Ride & Workout

() Approve

Todd A. Krupa

() Deny

North Coast Awning LLC

() Defer

2635 Hamilton Avenue

Cleveland, Ohio 44114

The applicant requests the review and approval of a variance to for lettering exceeding six (6) square feet, pursuant to Sections 1329.05(m), 1329.09(c)(12), and 1329.12(d). (Page 20)

SIGN	IREVEIW		
18.	Docket 10-104-12 - S		18524 Detroit Avenue
			Ride & Workout
	() Approve		Todd A. Krupa
	() Deny		North Coast Awning LLC
	() Defer		2635 Hamilton Avenue
	•		Cleveland, Ohio 44114
	The applicant requests the review and	approv	ral of an awning sign. (Page 20)
19.	Docket 10-108-12		17012 Madison Avenue
			the good goat gallery
	() Approve		Athanasius Nancy Citron
	() Deny		2707 Devon Hill Road
	() Defer		Rocky River, Ohio 44116
	The applicant requests the review and	approv	val of a wall sign. (Page 58)
	tion was made by Mr. Orban, seconded bers voting yea, the motion passed.	by Mr.	Fleenor, to APPROVE the Summary Approved. All of th
-	BUSINESS		
	HITECTURAL BOARD OF REVIE		2050 M A
4.	Docket 06-51-12	R	2058 Mars Avenue
	() Approve		Ubadh Nemeh
	() Deny		2058 Mars Avenue
	() Defer		Lakewood, Ohio 44107

The applicant requests the review and approval of a partial front porch enclosure that was completed without approval. This item was deferred from the meeting of September 13, 2012. (Page 5)

Keevin Berman, attorney for the applicant, was present to explain the request. A plan had been presented at the pro review meeting on October 4, 2012. The architect was not available for the review meeting. Utilizing the PowerPoint, Mr. Berman described the proposal: the exterior would be removed, the post would remain, the railing would be returned to its original appearance, behind the column would be a glass enclosure held in place by a setback 2x4, the flooring in front of the railing would be returned to its original appearance, and a window. There would be no siding. The architect inserted a double hung window into the proposal. He described the electrical and light. The basement extended under the porch.

Mr. Waddell asked if the windows were vinyl and stated the full length windows would become a wall. Mr. Berman said the windows had to be custom made. Mr. Orban said that since no product had been selected, the board was prohibited from voting on the proposal. Mr. Fleenor voiced concern because the concept was not as per previous discussions. Mr. Berman suggested reversing the oriels; the board was in compliance with the change. Mr. Orban said the column area needed work. Ms. Stockman asked about how windows tied into the structure. The board felt that wood was needed to support the vinyl windows.

Public comment was closed as there was none. Mr. Fillar said the Division of Housing and Building recommended a deferral. Mr. Sylvester said the architect had to attend the next meeting.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER the application to the meeting of November 8, 2012. All of the members voting yea, the motion passed.

5.	Docket 08-79-12	R 13475 Chit 13 (a new addre	
	() Approve	Mark Reinho	ki
	() Deny	Architect	
	() Defer	1120 Forest I	load
	•	Lakewood, O	hio 44107

The applicant requests the review and approval of construction drawings for a new house. This item was deferred from the meeting of September 13, 2012. (Page 6)

Mr. Fillar said the applicant conveyed a request to attend the Board of Zoning Appeals meeting on October 18, 2012 and get its ruling prior to appearing before the Architectural Board of Review.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the application to the meeting of November 8, 2012. All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

11.	Docket 10-102-12	R	1482 Woodward Avenue
	() Approve		Russell Koz
	() Deny		Koz & Company, LLC
	() Defer		1361 Manor Park Avenue
	, ,		Lakewood, Ohio 44107

The applicant requests the review and approval to build a 480 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 12)

1482 Woodward Avenue

Elizabeth Woods, owner, was present to explain the request.

Mr. Fillar clarified the request and provided full drawings to the board.

Public comment was closed as there was none. Mr. Fillar said the Division of Housing and Building had no objection.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the application as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

K	1/611 Natragansett Avenu
	Stephen Martin 17607 Narragansett Avenue Lakewood, Ohio 44107
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The applicant requests the review and approval to install a fence on a consolidated parcel. (Page 37)

Stephen Martin, owner and applicant, was present to explain the request. He said the fence's three sides would be made of wood, probably.

Mr. Fillar said there were multiple submissions from contractors with different concepts. Mr. Martin said no decision had been made and wanted a three month extension as the ground on which the razed home was situated was still settling. The board offered some suggestions such as it being metal, minimizing the setback, and its height.

Greg Kronstain, 17617 Narragansett Avenue, asked about landscaping. Mr. Molinski replied the board did not typically deal with landscaping issues in residential areas. Mr. Waddell said that grass was landscaping. Mr. Fleenor said the board had dealt with residential landscaping in the past when it came to demolition of houses and felt Mr. Martin should provide plans. Mr. Fillar concurred with Mr. Fleenor.

Mike Barner, 17612 Riverside Drive, said the former garage between his and Mr. Martin's property acted as a buffer. After the garage was demolished, Mr. Martin began to pile mulch and compost against the rear fence. Mr. Barner and his wife use a patio that is directly on the other side of the fence, and the compost pile was emitting an odor. Mr. Barner asked Mr. Martin to move the pile, and Mr. Martin declined. Mr. Barner said that composting requirements state it needs to be contained and shielded from public sight.

Mr. Fillar said he would send an inspector to look at the site prior to the next meeting.

The board asked for cut sheets and a landscape plan to be provided for the next meeting.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DEFER** the application to the meeting of November 8, 2012. All of the members voting yea, the motion passed.

OLD BUSINESS SIGN REVIEW

Docket 09-101-12

Buybacks

() Approve Major Harrison
() Deny Brilliant Electric Sign Company
() Defer 4811 Van Epps Road
Cleveland, Obio 44131

The applicant requests the review and approval of two (2) illuminated wall signs and six (6) window signs. This item was deferred from the meeting of September 13, 2012. (Page 11)

15316 Detroit Avenue

Major Harrison, applicant, was present to explain the request. The signage proposal had been revised with the installation of a 41.25 square foot reverse channel halo lit wall sign on the front elevation; halo would be in green and blue in color. The rear sign was reduced to 11.3 square feet; again reverse channel and halo lighting. Six inch (6") white vinyl lettering would be in the windows (front and rear elevations). The gooseneck lights would remain.

lan Andrews, Executive Director for LakewoodAlive, thanked Mr. Harrison for the revisions. He noted the proposed letters on the front elevation had been increased to thirty inches (30°) from the original twenty-four

inches (24"); he encouraged the board to require the smaller size. He felt the white vinyl signage in the windows was excessive in coverage percentage.

Stephanic Martin, representative for LRC-G Lakewood, LLC, property owner, said the teat sign would not be bright. They had already asked Quaker Steak and Lube to reduce the brightness of its signage, and they had reduced the brightness of the parking lot lights.

As there were no additional public comments, Mr. Molinski closed the public comment. Mr. Harrison said the design was within code. Mr. Sylvester said any approval of the cutrent evening would not include the vinyl signage; it would be for the channel letters of the front and tear elevations only. Mt. Orban encouraged the twenty-four inch (24") lettering of the front sign and to not repaint the band white, to keep the stone color. Mr. Harrison said the reduction of the height of the letters would reduce the length of the sign. Mr. Fleenor and Ms. Stockman agreed with Mr. Andrews and the other board members. Mr. Molinski stated the approved concept of the plaza was to have two anchor stores at either end with strong signage, and to have softer signage for the other tenants.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the application as amended with the following stipulations:

- 1. The letters on the front elevation to be twenty-four inches (24") in height, and
- The sign board was to remain the current beige/stone color (not repainted white).

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

Docket 09-93-12

6.

() Approve Mark Sperli
() Deny Mike Mural Building Contractors
() Defer 3801 Engle Road, Suite N

The applicant requests the review and approval for exterior alterations. This item was deferred from the meeting of September 13, 2012. (Page 7)

13437 Madison Avenue

Cleveland, Ohio 44130

Mark Sperli, applicant, was present to explain the request. He had appeared at the pre-review meeting and stated they could work to repair the existing porches. With the addition of wood moldings, the size of the banding could be increased to twelve inches; he needed to get pricing and to consult with an engineer. He was looking for approval of the design concept. The board liked the metal scroll. Mr. Elecnor provided the name of a company who could help. Ms. Stockman liked the revised proposal. Mr. Waddell liked the proposed trim.

Public comment was closed as there was none. Mr. Sylvester asked if there was any other proposed exterior work; Mr. Sperli said it was just the balconies.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to APPROVE the application as revised with the following stipulations:

- 1. Samples of the trim pieces are submitted for administrative approval, and
- 2. Samples of the metal molding are submitted for administrative approval.

All of the members voting yea, the motion passed.

SIGN REVIEW

9. **Docket 09-100-12**

13900 Detroit Avenue

Ohio Renal Care Group

Agile Sign & Lighting 35280 Lakeland Boulevard Eastlake, Ohio 44095
2

The applicant requests the review and approval of a wall sign and ground sign. This item was deferred from the meeting of September 13, 2012. (Page 10)

Lou Belknap, applicant, was present to explain the request. The width of the sign was reduced to six inches (6") from twelve inches (12") and was raised to eight foot, five inches (8', 5"). The logo was placed at the top, and the color was changed to a grayer shade. There were no comments or questions from the board.

Public comment was closed as there was none. There were no comments from the city staff.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to APPROVE the application as revised. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

14. Docket 10-105-12

1699 1299 Metro Park Drive (change as per Pub. Works Dir. Beno) Lakewood Dog Park

) Approve	Ryan Giermano
) Deny	14925 Lanning Avenue
) Defer	Lakewood, Ohio 4410

The applicant requests the review and approval of a shelter at the dog park. (Page 27)

Ryan Giermann, applicant, was present to explain the request. For his Eagle Scout project, he wanted to build a ten by ten (10' x 10') shelter inside the dog park. For safety issues, Public Works would dig the corner holes and set the poles. It would be placed on the northern fence. Gravel would remain as the flooring, the lumber would be pressure treated, and the gable ends of the roof would be covered with T-111. Benches would be moveable.

Mr. Molinski if there would be a finish on the wood; Mr. Giermann replied there would be none. Mr. Molinski said the board did not like the use of T-111; be preferred it to be finished with something such as a four inch (4") lap. Ms. Stockman commented it appeared the concrete piers were exposed, and perhaps they could be sunk deeper.

Alanna Enith, President of the Friends of the Lakewood Dog Park, said the piets were consistent with the other structures on the property but would be cognizant of the board's concerns.

Ian Andrews, LakewoodAlive, applauded the proposal and the group.

Mr. Molinski closed public comment. Mr. Sylvester asked for a completion date. Mr. Giermann replied they hoped to have the piers and posts done by mid-November.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to APPROVE with the following stipulation:

Lap siding is used at the ends of the gables in lieu of T-111.

			ether as they are the same address.
BOA	RD OF BUILDING STANDAR		AZONG TO A LA A
12.	Docket 10-103-12 - B	С	16306 Detroit Avenue Christ Child Society Showcase
	() Approve		Kevin Potoczar, Acct. Mgr.
	() Deny		Canyas Exchange, Inc.
	() Defer		2324 Denison Avenue
	() 2000		Cleveland, Ohio 44109
	The applicant requests the reviewaming signage, pursuant to Sec	ew and appi tions 1329.0	toval of a variance to allow more than six (6) square feet of 5(m), 1329.09(c)(12), and 1329.12(d). (Page 15)
close Wad and t	ed at the sides, the frame was one in dell asked what was to happen with the existing aluminum substrate we know if the existing window graph ted. Ms. Stockman asked about the	och (1") alut h the curren ould be pain nics would t	the request. The awnings would cover the sign panel areas, be minum tubular, and a bottom sign band (a rigid valance). Mr. it lettering. Mr. Potoczak said the letters would be removed, ated. He felt the original transom no longer existed. He did remain, nor did he know what color the substrate would be the blue color; he said it was indicative of the church's logo
Mr.	Molinski closed public comment. 'I	The city staff	f had no comments.
A m	notion was made by Mr. Molinski nitted. All of the members voting y	, seconded yea, the mot	by Mr. Waddell, to APPROVE Docket 10-103-12 - B as ion passed.
SIG	N REVIEW		
17.	Docket 10-103-12 - S		16306 Detroit Avenue Christ Child Society Showcase
	() Approve		Kevin Potoczar, Acct. Mgr.
	() Deny		Canvas Exchange, Inc.
	() Defer		2324 Denison Avenue Cleveland, Ohio 44109
	The applicant requests the review	ew and appr	oval of awning signs. (Page 15)
A n	notion was made by Mr. Molinsk mitted. All of the members voting	ii, seconded yea, the mot	by Mr. Fleenor, to APPROVE Docket 10-103-12 - S as fion passed.
AR	CHITECTURAL BOARD OF F	REVIEW	
16.	754.00 G G G G G G G G G G G G G G G G G G	C	1538 West 117th Street
			Shell Gas Station
	() Approve		Kevin Morand
	() Deny		Morand Architects Inc.
	() Defer		24551 Detroit Road, # 2
	The state of the s		Westlake, Ohio 44145

Kevin Morand, applicant, was present to explain the request. The proposed single story convenience store would be 3,000 square feet. The two western parcels were approved previously for lot consolidation, and the two houses would be demolished. The store would be on the west end of the property. Mr. Morand described the submission. The building would be approximately 16 feet high, have a pitched roof with gabled ends, shingled roof, brick walls, aluminum windows and doors, flat canopy over the entry, and landscaping improvements. A matching brick column enclosure would be on the poles of the pump canopy. He provided samples to the board. He did not bring samples of the white vinyl horizontal siding of the gables. An aluminum panel would be behind the sign.

Mr. Molinski noted the existing canopy would remain and asked if there were any other modifications to it aside from the brick piers. As Mr. Morand was not involved in that aspect of the project, he did not know. Mr. Waddell asked if the two existing concrete aprons that would be blocked; if so, they needed to be removed and landscaped on Franklin and West 117th Street. The one that was by the house would be restored to a tree lawn. Mr. Waddell said the proposed Honey Locust trees needed to be revised to another type of tree such as a Cleveland Pear. The proposed fencing on the corners needed to be revised to aluminum fencing and piers. Mr. Molinski was concerned about the appon/cottance on Franklin being in close proximity to a parking space and pole. Mr. Waddell asked about placement of the mechanicals. Mr. Morand said the condenser would be on the west behind the building next to a six foot board on board fence. Mr. Fleenor said to rethink the landscaping on the Franklin side, and that three inch (3") caliper trees were required by the city. Mr. Molinski said the entrance/exit on Franklin closest to West 117th Street could be removed as it was always a concern for traffic; it would allow for parking spots then. Mr. Morand said he tried that, and it did not work. The tanks were located in the SE cornet of the lot, and that was where the gas delivery truck entered and exited. Mr. Waddell said there was a lot of discussion about the canopy remaining, yet there was no backup documentation; the board would need to see something. A new, fourth gas pump would be placed where the cashier's booth was currently located. Mr. Waddell suggested a change of the color of the canopy from the bright yellow; the signage would show better against it. Mr. Molinski asked about the small existing building; Mr. Morand said it was for all of the wiring of the pumps, and it would remain in its current location. Ms. Stockman suggested it to be freshly painted. Mr. Morand said there would be a new dumpster area surrounded by a board on board fence; the board on board gate would be hung on a metal frame. The existing pole sign would remain. Mr. Morand said signage would be a separate package. A guard rail separated the Shell station from the new Dunkin' donuts. The board suggested removing the guard rail and to coordinate with Dunkin' Donut about the West 117th Street fence, brick piers, and landscaping. Mr. Morand said that for now they preferred to keep and repaint the guardrail. Mr. Molinski asked about the setback of the building on the Franklin side. Mr. Morand said it was about ten feet (10') from the sidewalk, and any reduction would result in a smaller building. Mr. Fleenor said if the fence were returned to the building, it would allow for more landscaping. Mr. Molinski said he did not like the condensers on the west side of the building because of the noise affecting the neighbors. Mr. Molinski did not like the building design as the intersection was a main entry into Lakewood. Mr. Waddell said the canopy and brackets over the entrance to the building were not descriptive enough, the six inch (6") vinyl lap siding was inappropriate, and the proposed jumble brick was not acceptable; the board wanted standard brick. Mr. Fleenor suggested removing the yellow stripe as the pole sign was identifying enough. The board asked if they had looked to simplify the building design; it looked too residential with its gabled end, and the Franklin side windows were too large. Ms. Stockman said the white color of the siding was to stark. Mr. Morand said the height of the 16 foot high building was because an office was located on the mezzanine level. More discussion ensued about roof designs.

Public comment was closed as there was none. Mr. Sylvester concurred with the board that the intersection was a significant area, and a lot of time and progress had been made. He looked forward to the next meeting.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** until the meeting of November 8, 2012. The applicant was to be at the pre-review meeting on November 1, 2012. All of the members voting yea, the motion passed.

SIGN REVIEW					
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20. Docket 10-109-12 17796 Detroit Avenue Webb Food Mart

() Approve Elias Semaan

() Deny Webb Food Mart LLC () Defer 17796 Detroit Avenue Lakewood, Obio 44107

The applicant requests the review and approval of a projecting sign. (Page 65)

Elias Semaan, applicant, was present to explain the request. The original sign letters on the board sign would be removed. The sign company would repair and paint it. The blue window signage would remain. The board did not like the gooseneck lighting; it was not required and suggested it be removed. The board suggested adding awning to match the neighboring businesses with the name of the business on it. Ms. Stockman said the lettering on the window and door was distracting and uninviting. Mr. Sylvester suggested an awning with no lettering, no gooseneck lighting, and a blade sign. Mr. Fleenor suggested removing the window neon lighting.

Mr. Sylvester asked to defer until there is a revised sign package.

Public comment was closed as there was none.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** until the meeting of November 8, 2012. All of the members voting yea, the motion passed.

ADD-ON

21. Docket 10-109-12 15312-15412 Detroit Avenue Lakewood Plaza

() Approve David Berkovitz, Dir. () Deny LRC-G Lakewood, LLC () Defer 1585 Frederick Boulevard

Akron, Ohio 44320

The applicant requests the review and approval of banners located on light poles. (Page 71)

Stephanic Martin, LRC-G Lakewood, LLC, was present to explain the request. The light poles were twelve feet (12") high, and the banners measured 18" x 36" and made of 15 ounce material mounted on wind rated brackets which would withstand tornados and hurricanes. She offered the choice of three bracket designs. The banners would be one sided, not double sided, and facing the plaza. The purpose was to coliven the area; they expected a 100% occupancy rate in the very near future. There would be no business logos or business signage on the banners, and they would be non-denomination; the eight (8) banners would be two alternating designs that were changed five times per year to depict the seasons/seasonal times. Mr. Waddell liked the idea, the quality of the brackets, and the banner size. The light poles were dark grey, and the brackets were silver. Mr. Molioski asked if community event banners would be displayed; Ms. Martin said yes, such as Light Up Lakewood. They would have irrigated planters. Mr. Waddell wanted the brackets to be powder coated/ painted to match the poles.

Ian Andrews, LakewoodAlive, thanked LRC-G Lakewood, LLC. He wanted to know if the design of the banners could incorporate local artist to minimize a generic look.

Mr. Molinski closed public comment. Mr. Sylvester asked if a local sign company was providing the work and maintenance. Ms. Martin said the local company was Erie Design located on Detroit Avenue in Lakewood, the installation of the banners could be done immediately upon receipt of permits, and custom art design on the banners could be done in a week.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to APPROVE with the following stipulations:

- The brackets are to be finished to match the poles,
- 2. Alternate two different types at any one time, and
- Damaged, ripped banners would be replaced.

All of the members voting yea, the motion passed.

OFD	BUST	NESS
STON	REV	TFW/

The applicant requests the review and approval of a new wall sign. This item was deferred from the meeting of September 13, 2012. (Page 8)

The applicant was not present. Mr. Sylvester recommended a deferral.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER until the meeting of October 8, 2012. All of the members voting yea, the motion passed.

Adjourn.

Signature 1. Mb

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **ADJORN** the meeting at 8:0 P.M. All of the members voting yea, the motion passed.

11/6/wrz



PRINT NAME:



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

SIGN NAME:

KEEUN BERMA 2218	XP2
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, tolkaben Woods	RIW,
. Store Martin	Atyl 5 Mit
s. GREG KYLONSTAIN	120
6. MIKE BANKA	Man
MAJOR HARRISON	AM Mayurott
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Prepared by: 'The City of Lakewood Law Departme	ent, 12650 Detroit Ave., Lakewood, Ohio 44107
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Lakewood Administrative Procedure: ■ ABR/BBS/Sign U □ Income Tax Appeals □ Loan Approval □ Nuisance Abate	
Date of Proceeding: October 11	2012

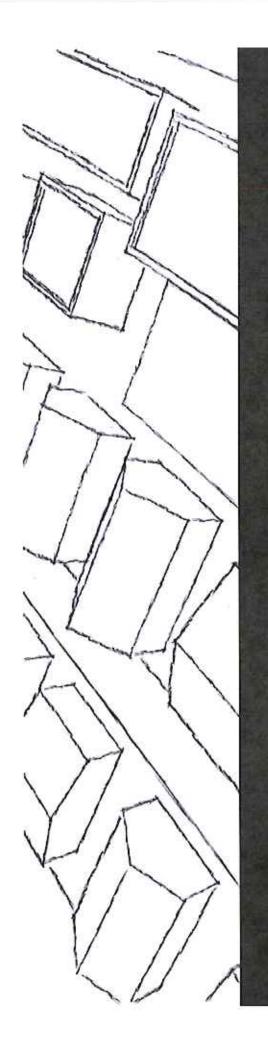




Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:
1. Ryan Ciernann ALANNA FAITH 2 Clannat aille	Clara Fouts
3. KEVIN POTOCZAK	Kn toff
* Kann Morano	Chill
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107	
FOR CITY USE ONLY	
Lakewood Administrative Procedure: □ ABR/BBS/Sign □ Citizens Advisory □ Civil Service □ Dangerous Dog □ Income Tax Appeals □ Loan Approval □ Nuisance Abatement Appeals □ Planning □ Zoning Appeals □ Other:	
Date of Proceeding: October 11, 2012	



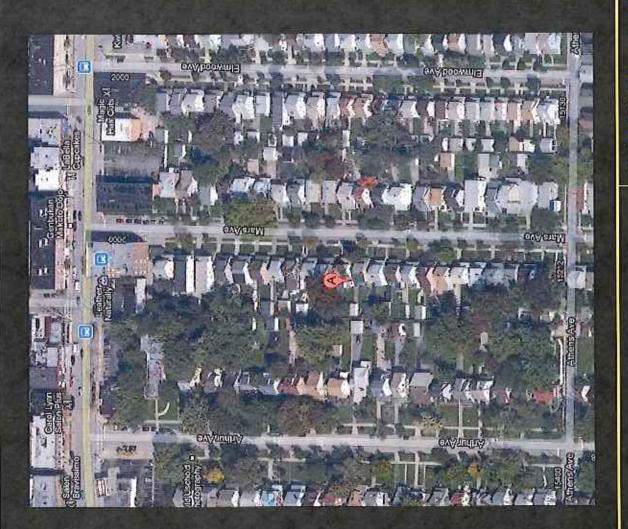
Board of Building Standards

Architectural Board of Review

Sign Review Board

October 2012



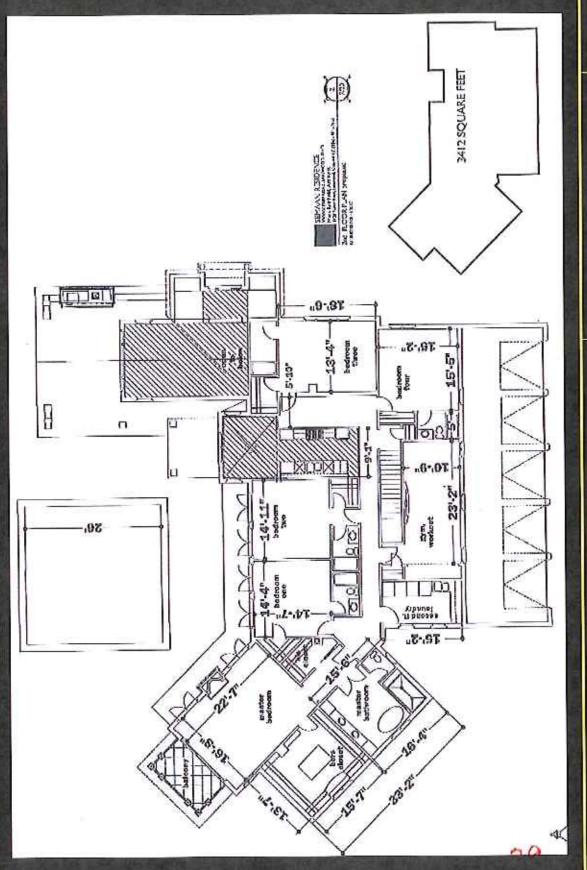


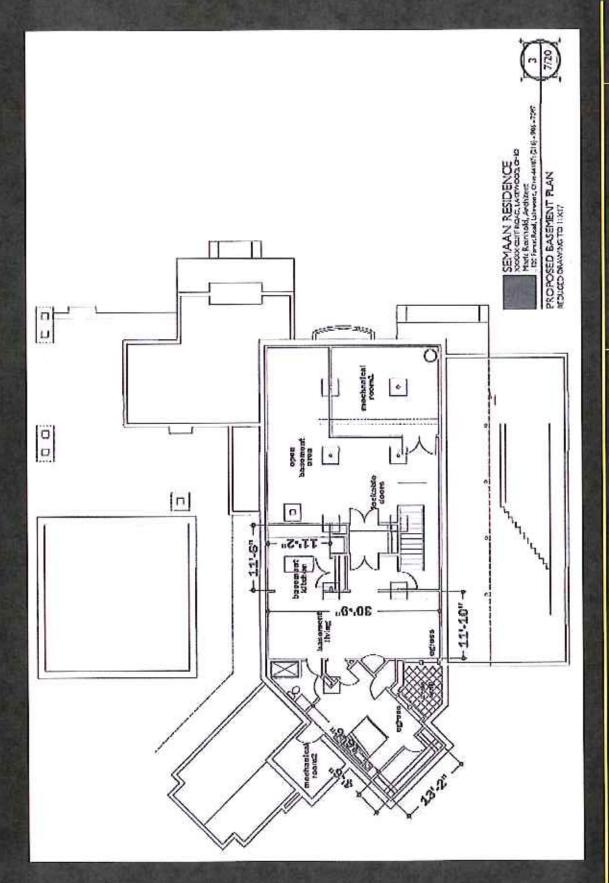


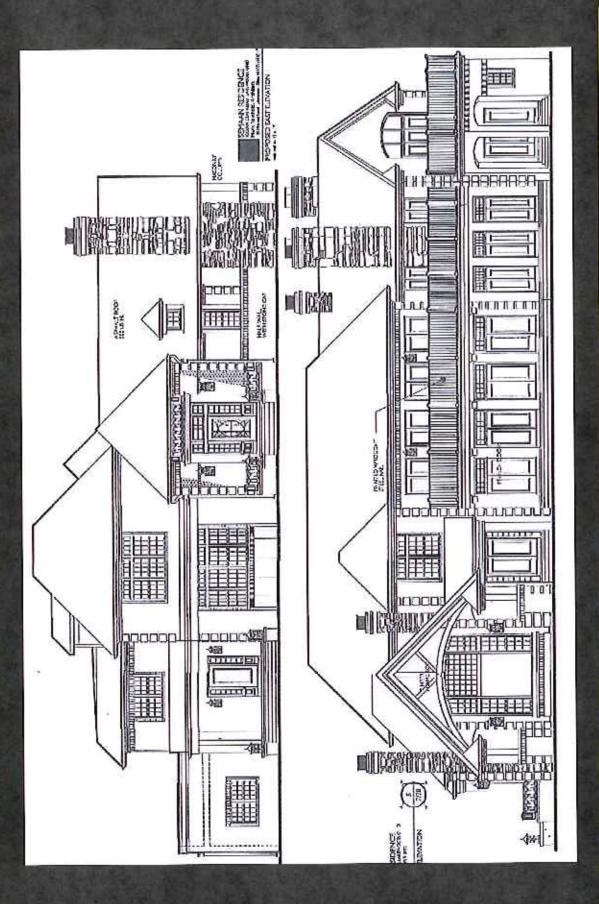


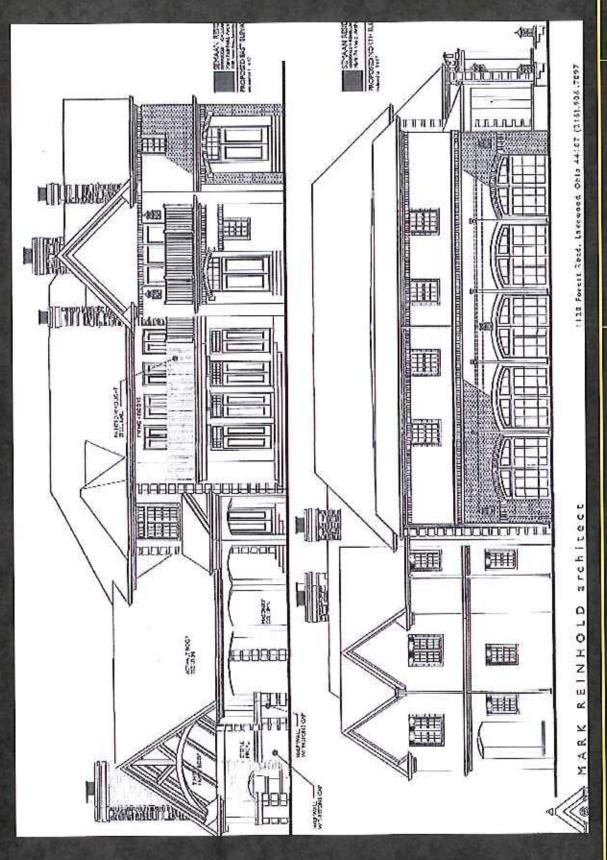
2058 Mars Avenue Before and After Renovation

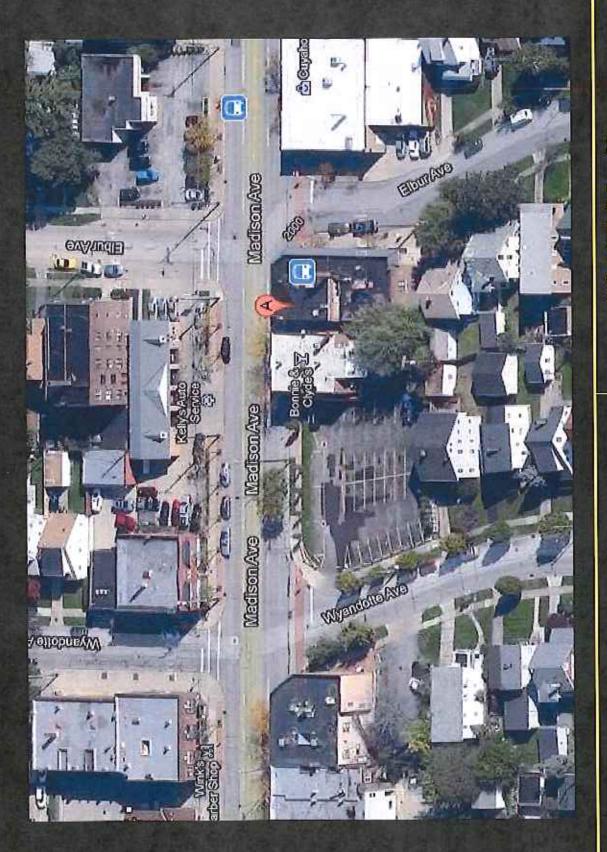




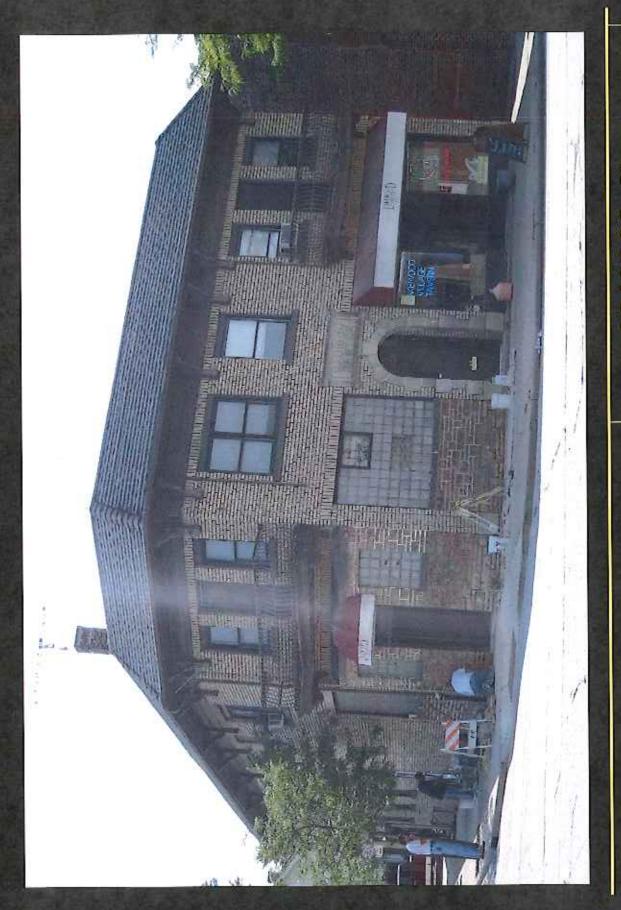








13437 Madison Madison Center Building

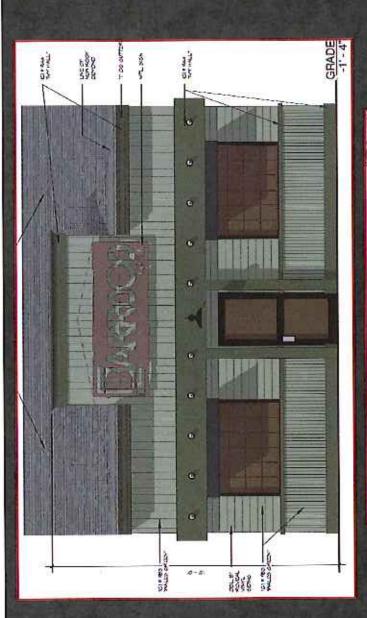


13437 Madison Madison Center Building

13437 Madison Madison Center Building

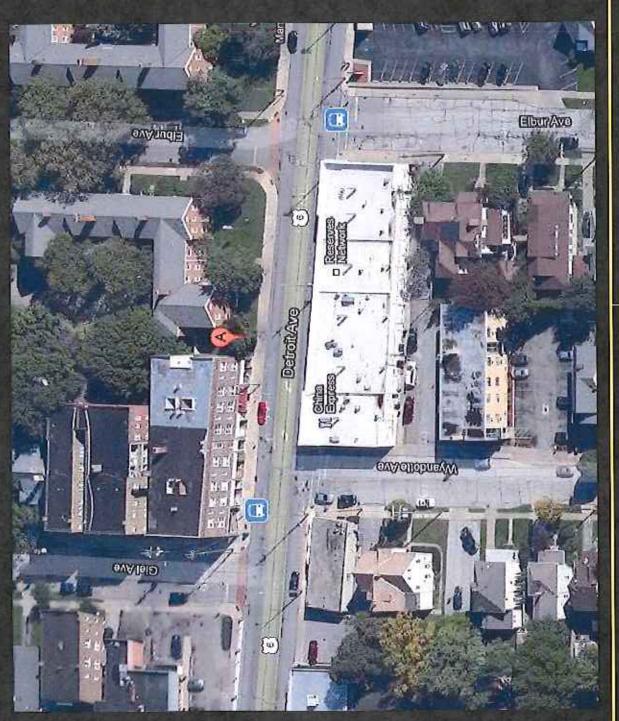


12906 Madison Avenue Barocco Grill

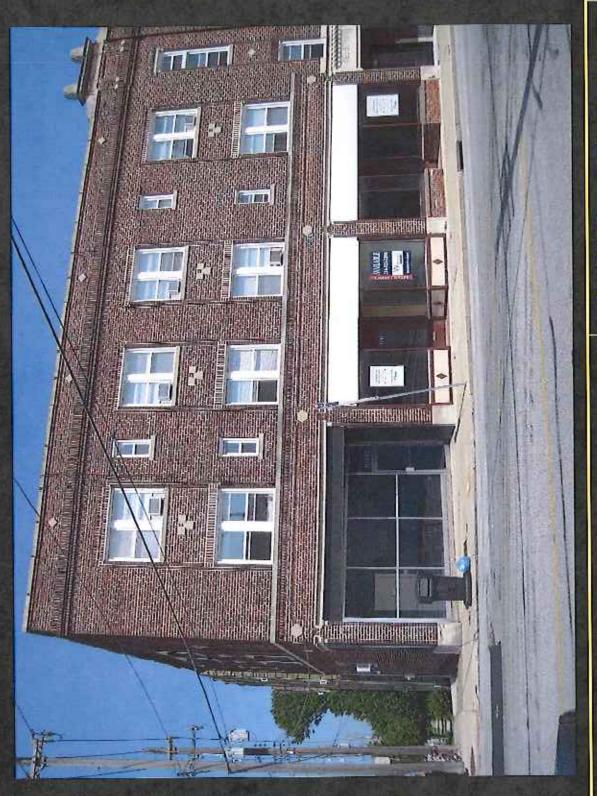




12906 Madison Avenue Barocco Grill



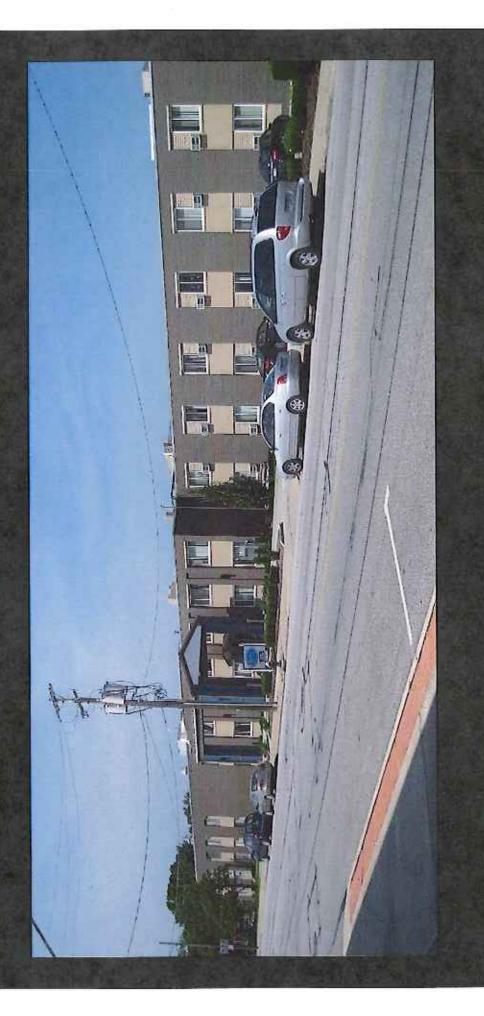
13702 Detroit Avenue West Shore Church



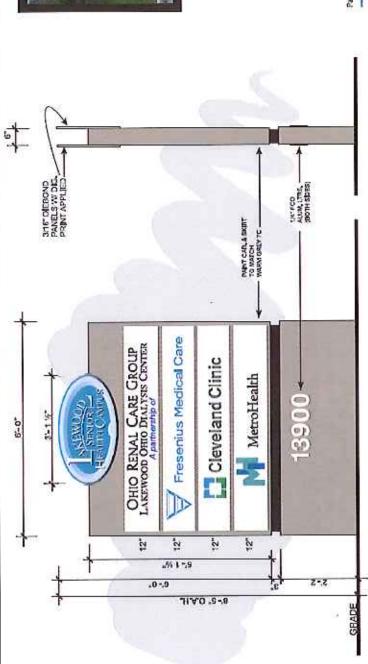
13702 Detroit Avenue West Shore Church



13900 Detroit Avenue Ohio Renal Care Group



13900 Detroit Avenue Ohio Renal Care Group



EXISTING

Fresenius Medical Care Paint Colors*

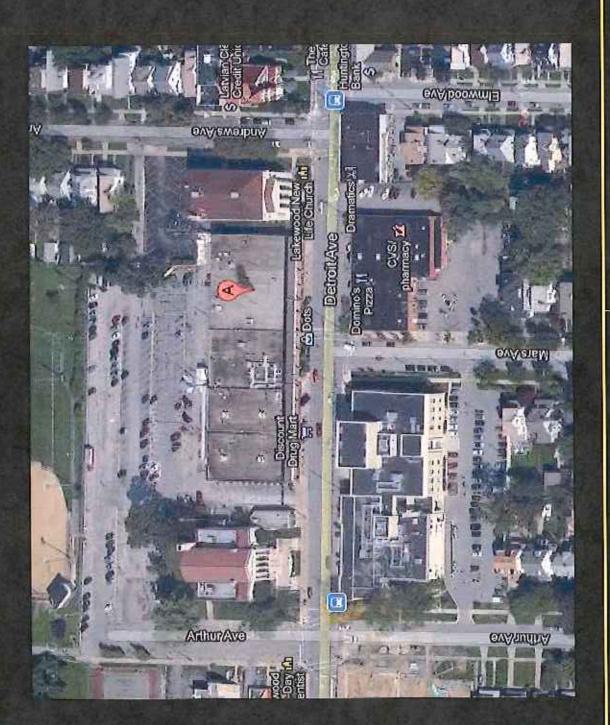
Algo Nobel IM Pright Blue 1630-167 Seth leggshell finan Impunion to persons blue 2450

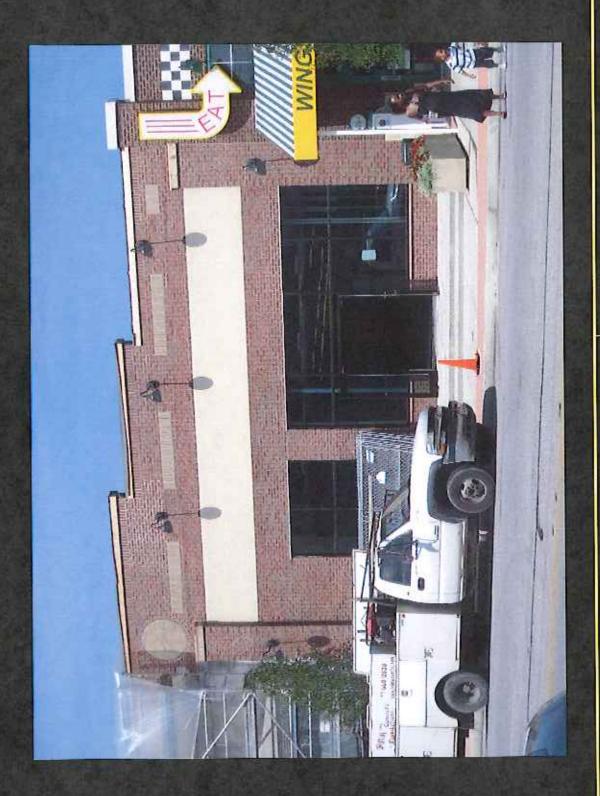
PROPOSED D/F MONUMENT SIGN SCALE: N°=:1-0"

Akzo Nood White 392491 Satin (eggshell) finish

ABR October 2012

13900 Detroit Avenue Ohio Renal Care Group





*0£ HA0

39.91

4-20-23 FRDM ELFWIDN-1,4" = 1"-0"
NEXIMALM STREAMLY FLUMINGED CHANNEL LETTERS(41.25 SF)
FACES 2019 BLD & 3-20 GREEN
WHITE CHANNELS 5 TRACKS
LED ILLUMINATION-FOUNER SUPPLIES IN LETTERS
FLUSH MOUNTED TO WALL W/#-10 WOOD SCREWS INTO 5,6" P WID SACCES BT 5C
WIN 31.TR
ALL ILLUMINATIO LETTERS RABRICATED TO UL SPECHICATIONS
UL RECEINEM #-260002
TOTAL BOXED 55 = 72.5
(37-22)

BUY & SELL BLUHRAY DVD MOVIES

#21088 BLEVATION 1/2"=1'-0" to surface 6" where vinar.

ME

A SOUTH TIEVATION

SIGN DESIGN CONGULANT APPROVED-CUSTOMER 8

14.0.2

NSA

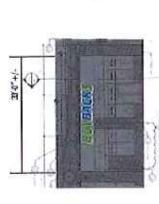
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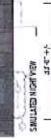
16.6

#21ST FRONT & DRATON 3(F = 1.0°(40.25 S)
NOTIONAL NITEMAL HALO, BOILD ALLIMANCE REPOSE CHANNES LETTESS
AND ALCO ALCO ALCO ALCO AND ACCOUNTS
GREY & RUCE CO BLUMM ATON STODO OFF?

100

AZIOS BENCHONIO, "T'-O" IN SUPPLY WHITE NAVE







RADIO SPACE

dist.

200

B

NACLICATION CONCLUDAN

SPECTAGO CONTRACTOR

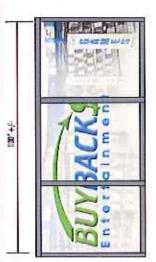
dEO/87 mm

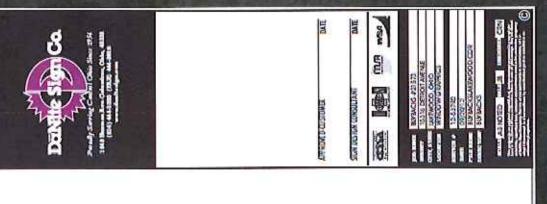
T+, PA = , SI/MANNE MERCS

ABR October 2012

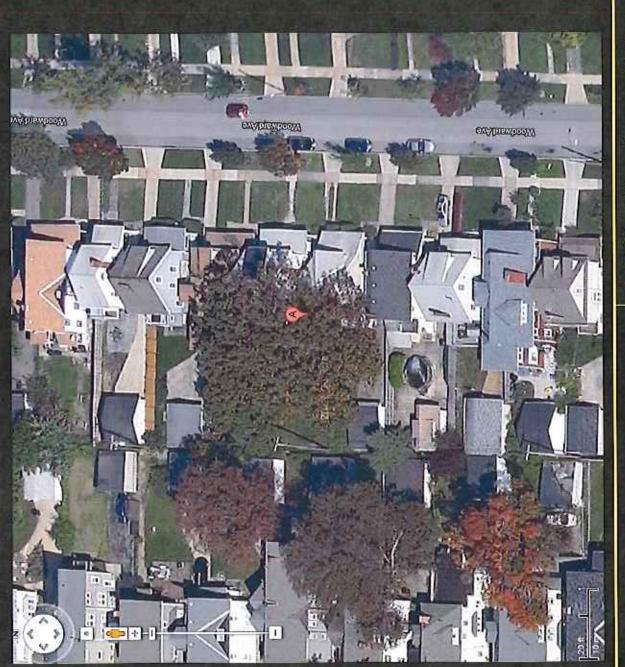


WISSTERNATION INT = 1.0" DIGITALLY PRINTED WINDOW GAZERIES



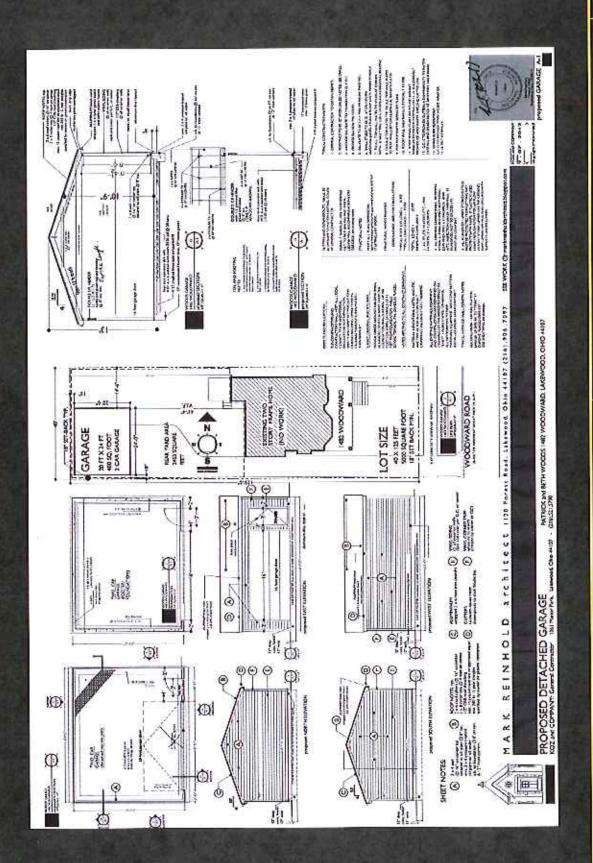


NATH ELEVATION NATION 3-4-1 SALL SECTION SCHOOL 0 W

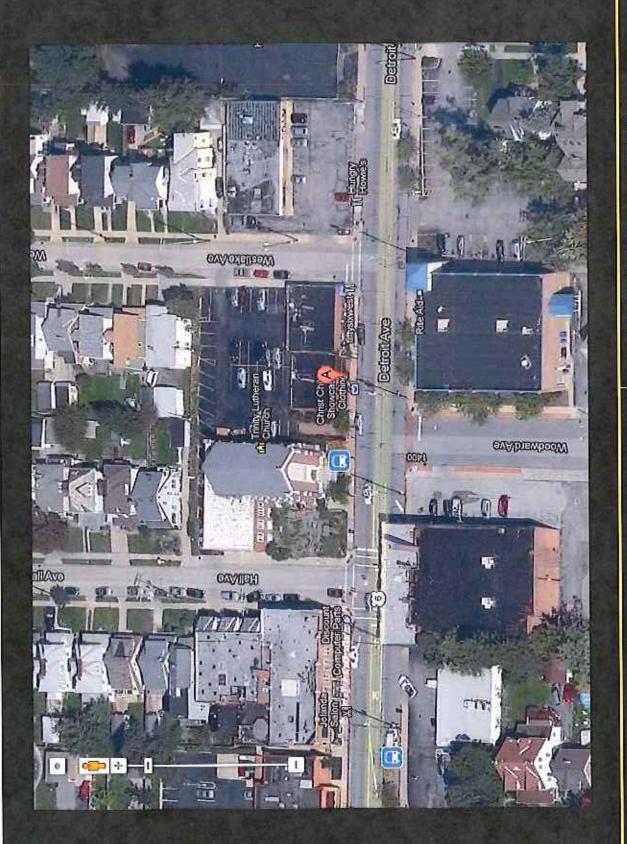


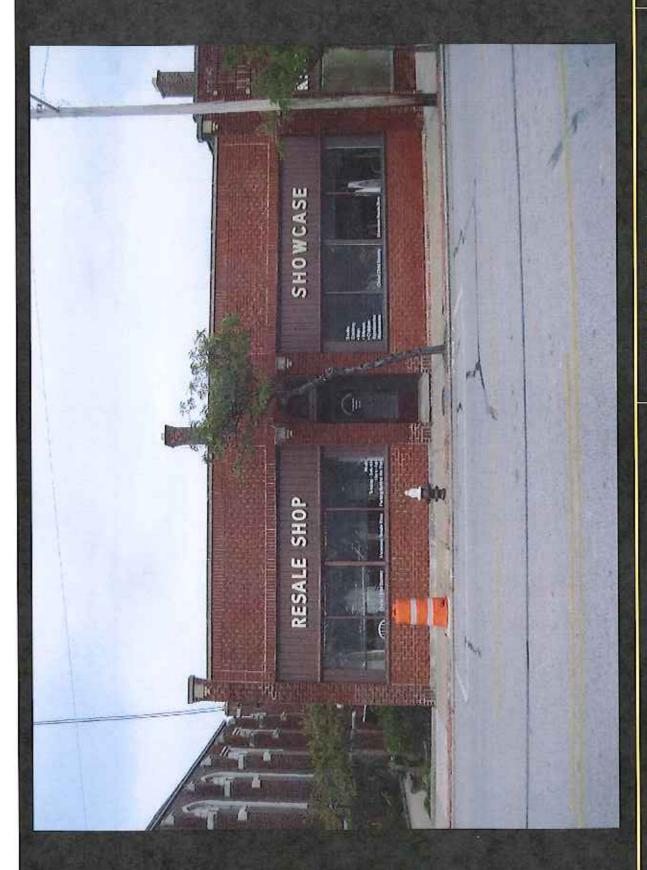


1482 Woodward Avenue



1482 Woodward Avenue





CHRIST CHILD SOCIETY SHOWCASE RETAIL SHOP 15305 DETROIT AVENUE LAKEWOOD, OH 44107









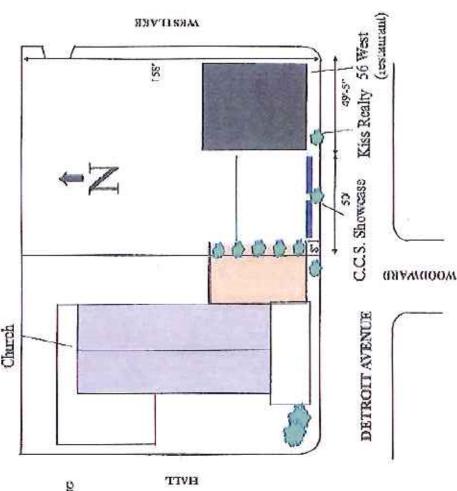
FABROOCEAN BLUE-SUNBRELLA® ACRALIC FABRO PRAME 1" SOLA RE WALDED JOSO WALE WILL FINISH T6-6063 ALLOY WITH RADIUS CORNERS BUILT FOR YEAR ROUND USE AS FRAME WILL IMED OR EXCHED 2 STOREFRONT STANDARD STALE AWAINGS MOUNTED WITH Z-BRACKETS 11 GA. ZING Graphics-Painted in white screen ink on valence (7.75 sq. ft. combined) 16'-6'WX3'-0'DX3'-0'P A Chief Child Sodoly Showcore Reads 18.5 SOLUTION DYED FIBERS OSSO REQUIREMENTS. COATED STEEL GRAPHICS CONTINUED OVER EACH OPENING APPROXIMATELY S' HIGH OV BRALL ON VALANCE PAINTED IN WHITE FRONT ELEVATION // = 0i SE VIEW CHRIST CHILD SOCIETY SHOWCASE RESALE ò 16.46 18305 DETROIT AVENUE LAKEMOOD, OH 44107 L'PECAL FRANE

CHRIST CEILD SOCIETY SHOWCASE RETAIL SHOP ASSIG DETROIT AVENUE LAKEWOOD, OH 44107

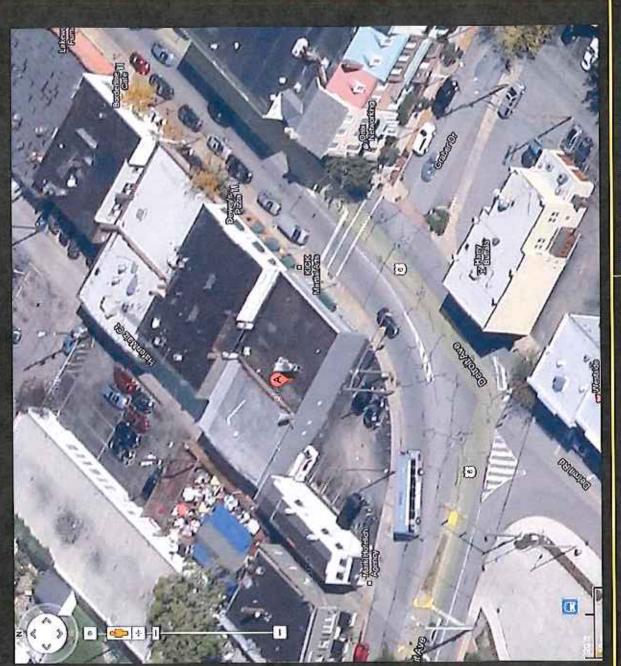
Trinity Lutheran

PROPOSED 2 FABRIC STORIFRONT AWAINGS INSTALLED ABOVE STORIFRONT WINDOWS COVERING THE EXISTING SIGN PANEL

1 @ 16.4"WX3.0"DX3.0"P



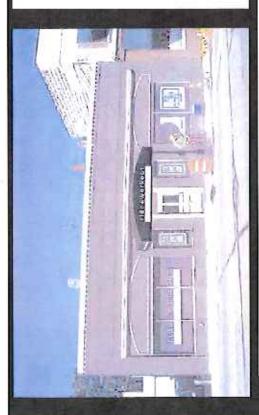




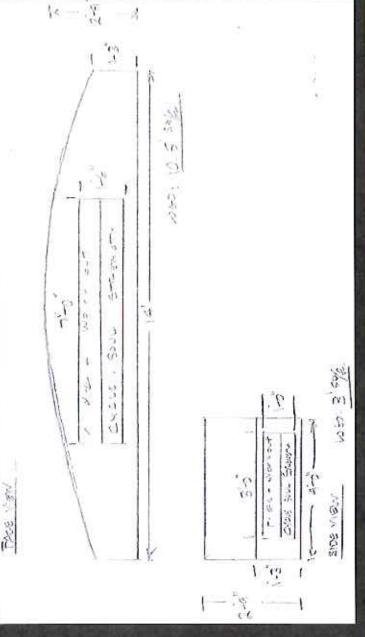
18524 Detroit Avenue Ride & Workout



18524 Detroit Avenue Ride & Workout







18524 Detroit Avenue Ride & Workout







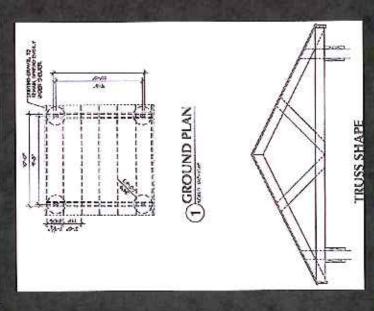


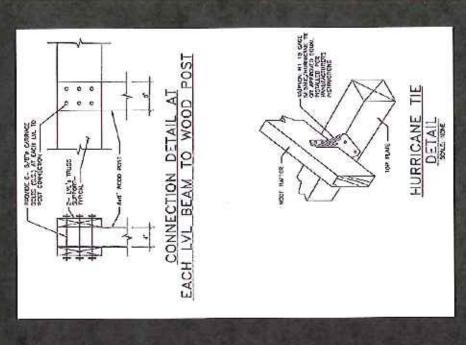
1699 Metro Park Drive Lakewood Dog Park

Shelter at Lakewood Dog Park

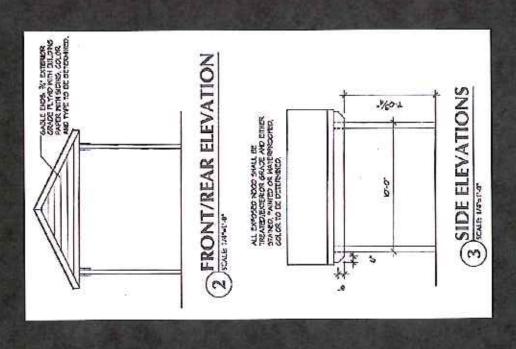
I am requesting to build a 10 foot by 30 foot chetter at Lakewood Dag Park as my Eggle Sout Project 1 will be using pressure treated furnber. I will sink the four ack 60 pools in currected 10 feet agent. The floor under the others will remain the growt already present at the Gog part. I will have engineered transes with ply wood cooffig and shringes on fet. I will add 71-11 sidng onto the ends of the truesses, Also, I will rest all shringes and its additional wood with paint? when readings.

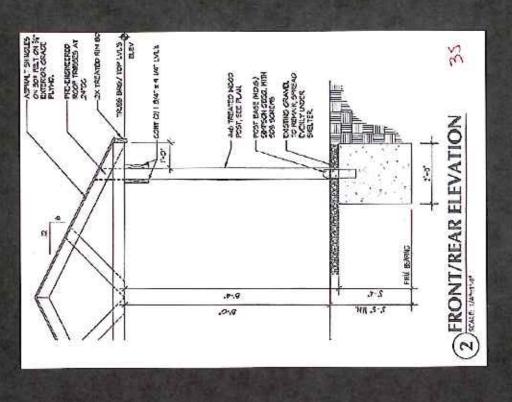
Partie Algerman Ryan Steman Life Sout Troop 293



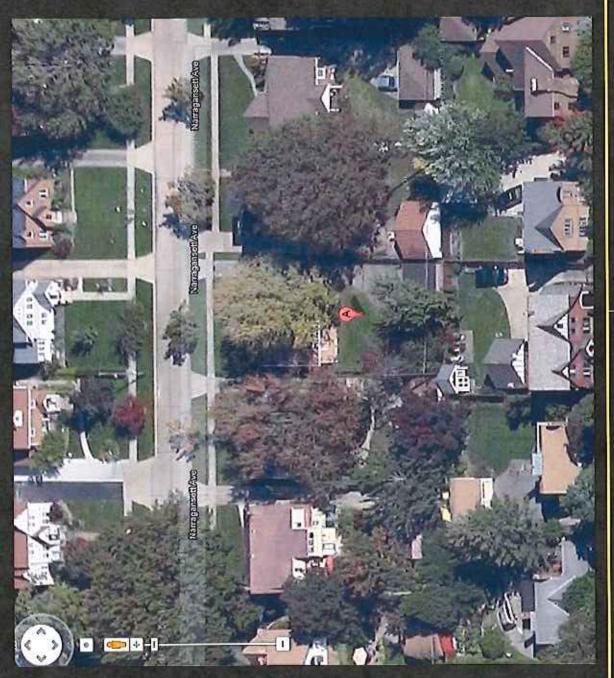


1699 Metro Park Drive Lakewood Dog Park

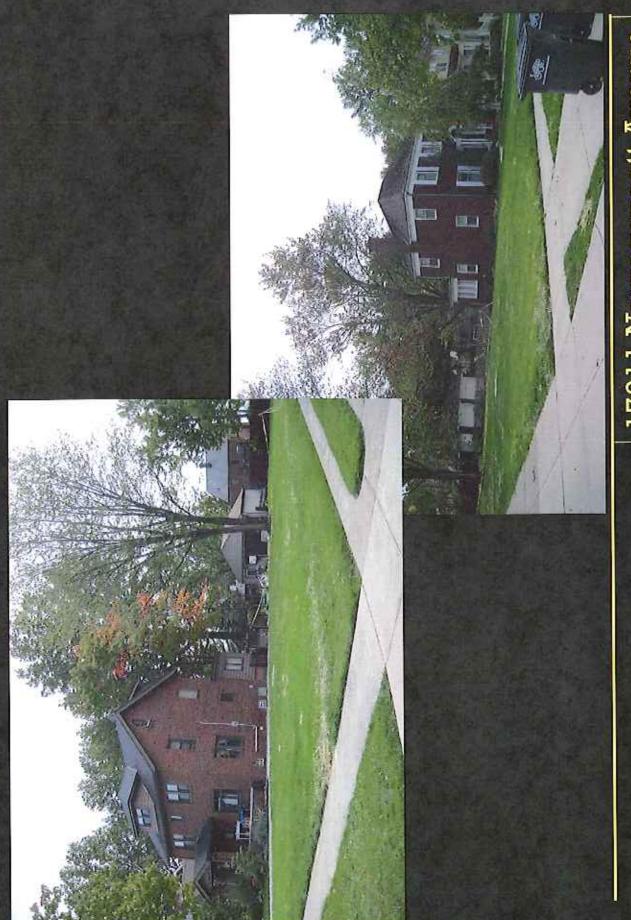


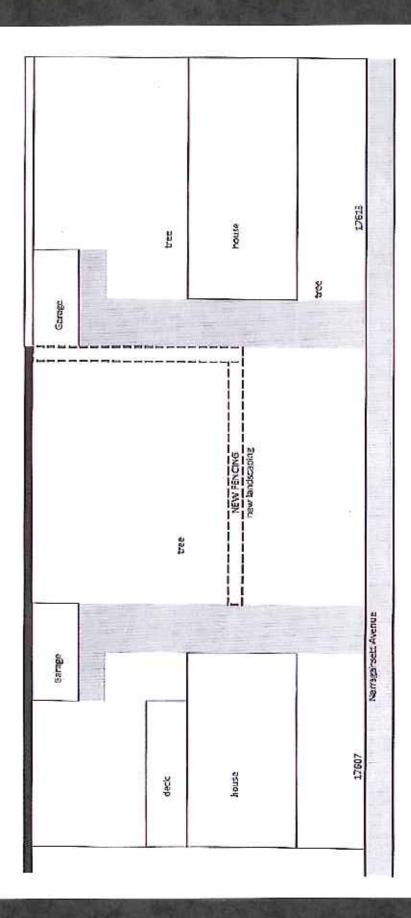


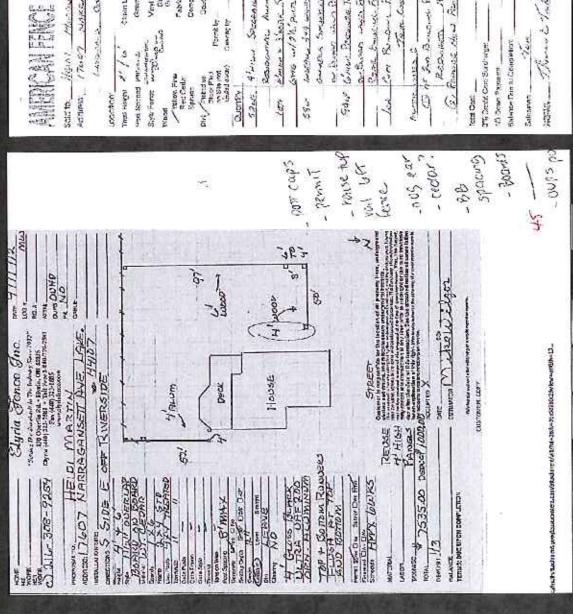
1699 Metro Park Drive Lakewood Dog Park











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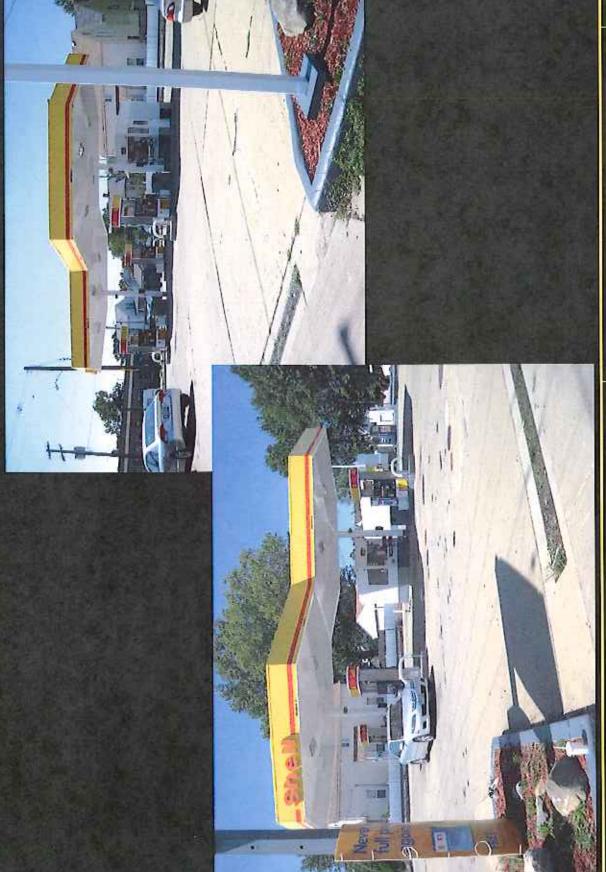
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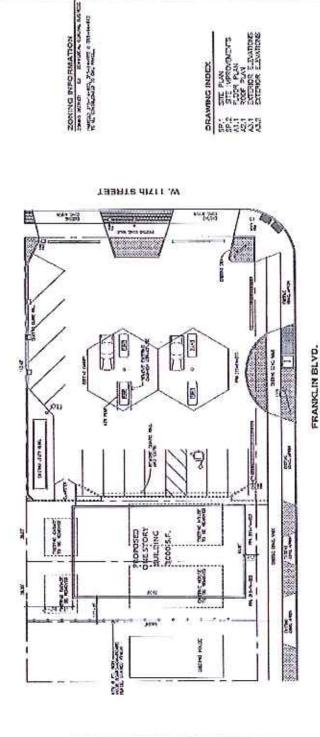
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500 discount given

1538 West 117th Street Shell Gas Station Mini-Mart



1538 West 117th Street Shell Gas Station Mini-Mart



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HEV RETAIL BUILDING
SESS IN LITTLE SESSERT

SITE PLAN



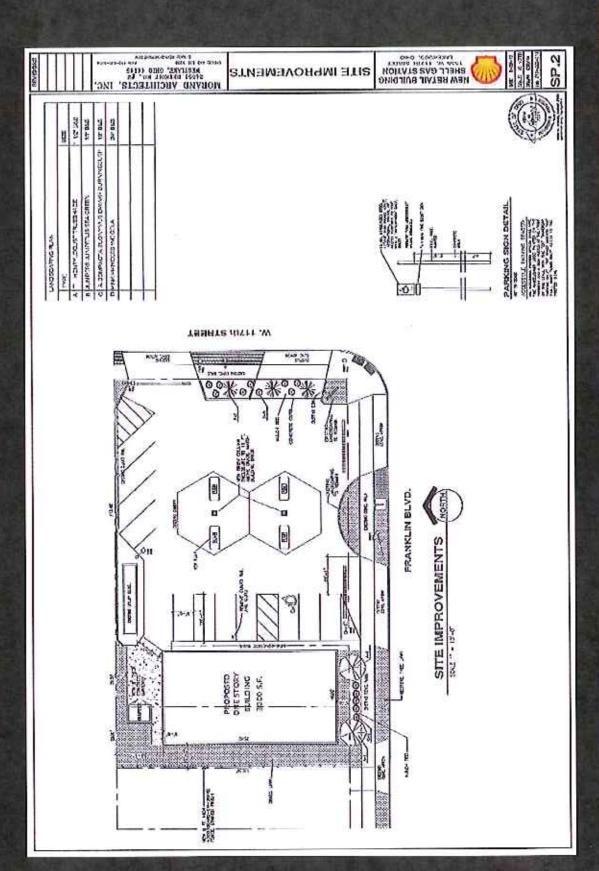
SITE PLAN







Shell Gas Station Mini-Mart 1538 West 117th Street



1538 West 117th Street Shell Gas Station Mini-Mart

Shell Gas Station Mini-Mart

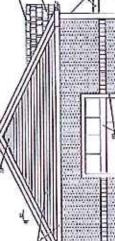
1538 West 117th Street

1538 West 117th Street Shell Gas Station Mini-Mart HORVIND VECHTIFICES, INC. 19-18-18

EXTENOR ELEVATIONS

EAST E-EVATION

NEW RETAIL BUILDING SHELL GAS STATION SHELL GAS STATION SHELL GAS STATION



SOUTH ELEVATION

Shell Gas Station Mini-Mart

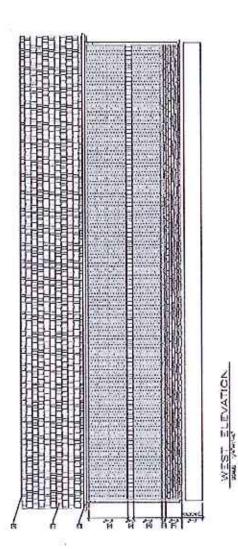
1538 West 117th Street

ABR October 2012

MORAND ARCHITECTS, INC. 28 VISITED BY, 48 VISITED BY, 48 VISITED BY, 48 VISITED BY 41 VISITED BY 41

EXTERIOR ELEVATIONS

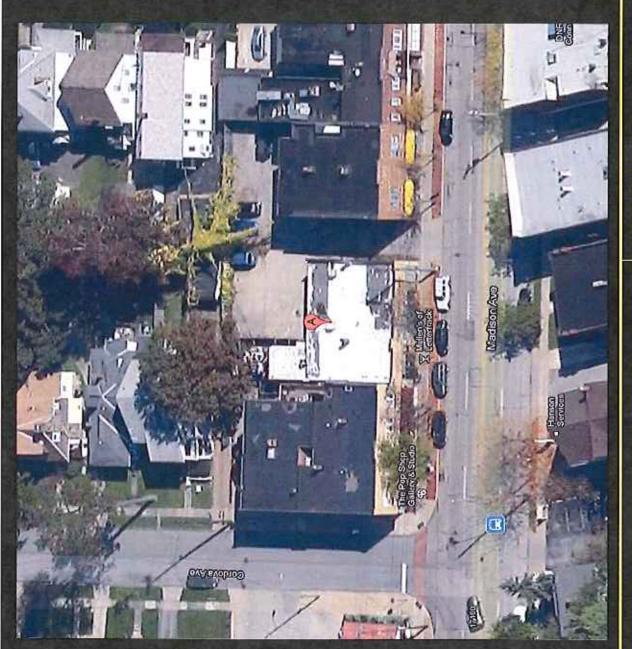
NEW RETAIL BUILDING SHELL GAS STATION



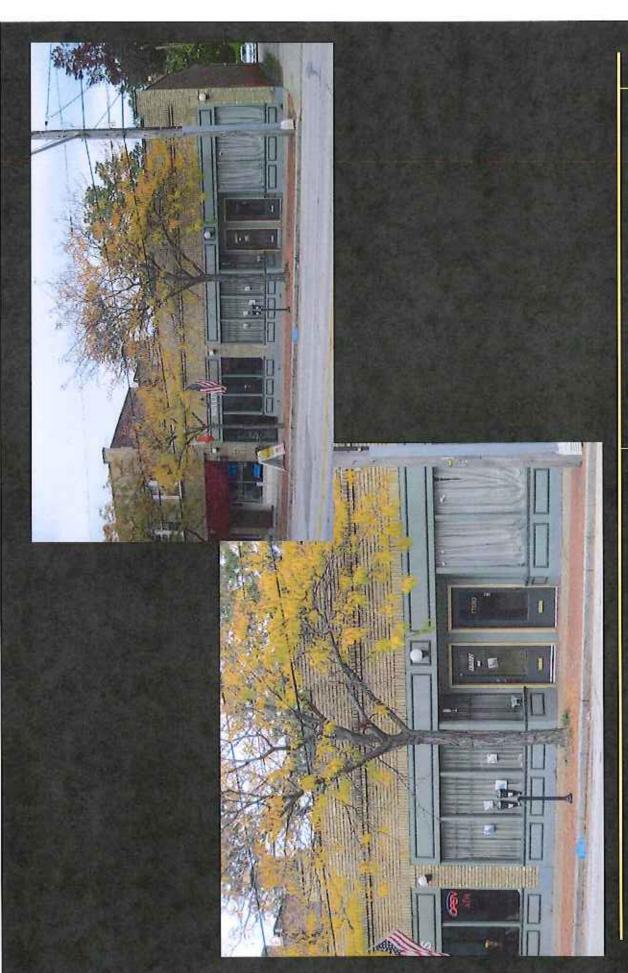
E E

NORTH ELEVATION

Shell Gas Station Mini-Mart 1538 West 117th Street

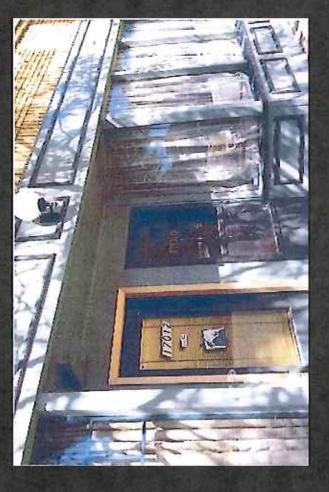


17012 Madison Avenue the good goat gallery



17012 Madison Avenue the good goat gallery



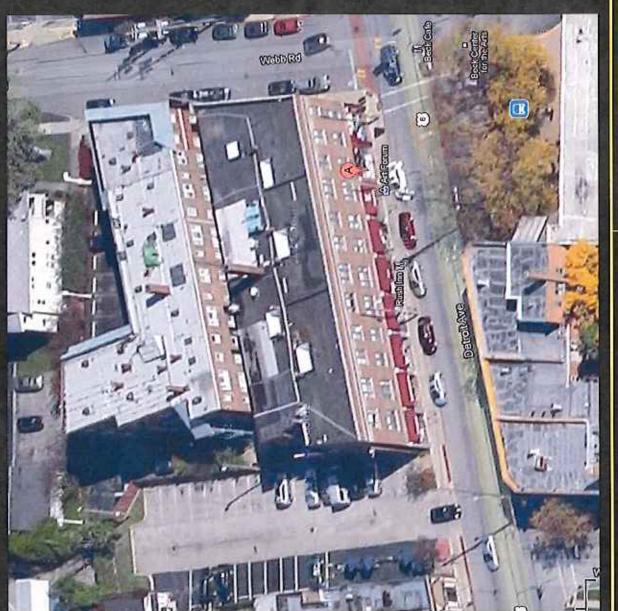




17012 Madison Avenue the good goat gallery Q

BACK of Letters

17012 Madison Avenue the good goat gallery



17796 Detroit Avenue Webb Food Mart



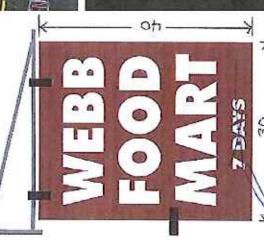


NEW WESTLAKE CLEANERS

WEBS FOOD MART

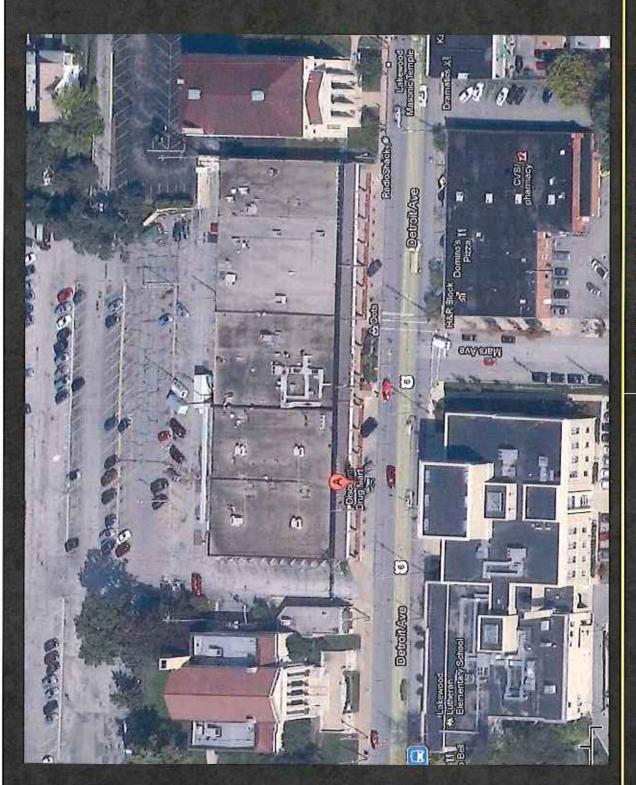


36" SCROLL BRACKET
30" X 40"
% MDO WOOD SIGN
WI VINYL LETTERS
2 SIDED



216, 262 16.6 SQFT TOTAL 221, 26, MAX. ALLOWABLE 19.5 17796 Detroit Avenue Webb Food Mart

ABR October 2012



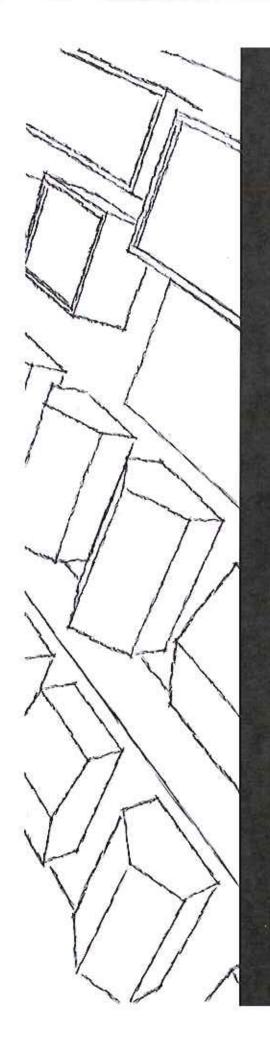
15312-15412 Detroit Avenue Lakewood Plaza



15312-15412 Detroit Avenue Lakewood Plaza

ABR October 2012

15312-15412 Detroit Avenue Lakewood Plaza



Board of Building Standards

Architectural Board of Review

Sign Review Board

October 2012

